



**FOR
LEASE**

170,500 SF

**535-555 RESEARCH DRIVE, PARCEL 42
CENTERPOINT COMMERCE & TRADE PARK EAST
PITSTON TOWNSHIP (PITSTON), PA**

.....

INDUSTRIAL

**10-YEAR, 100% REAL ESTATE
TAX ABATEMENT
ON IMPROVEMENTS**



OCTOBER 2024 CONSTRUCTION PROGRESS



CENTERPOINT EAST TAX-ABATED INDUSTRIAL BUILDING NEAR I-81 & I-476

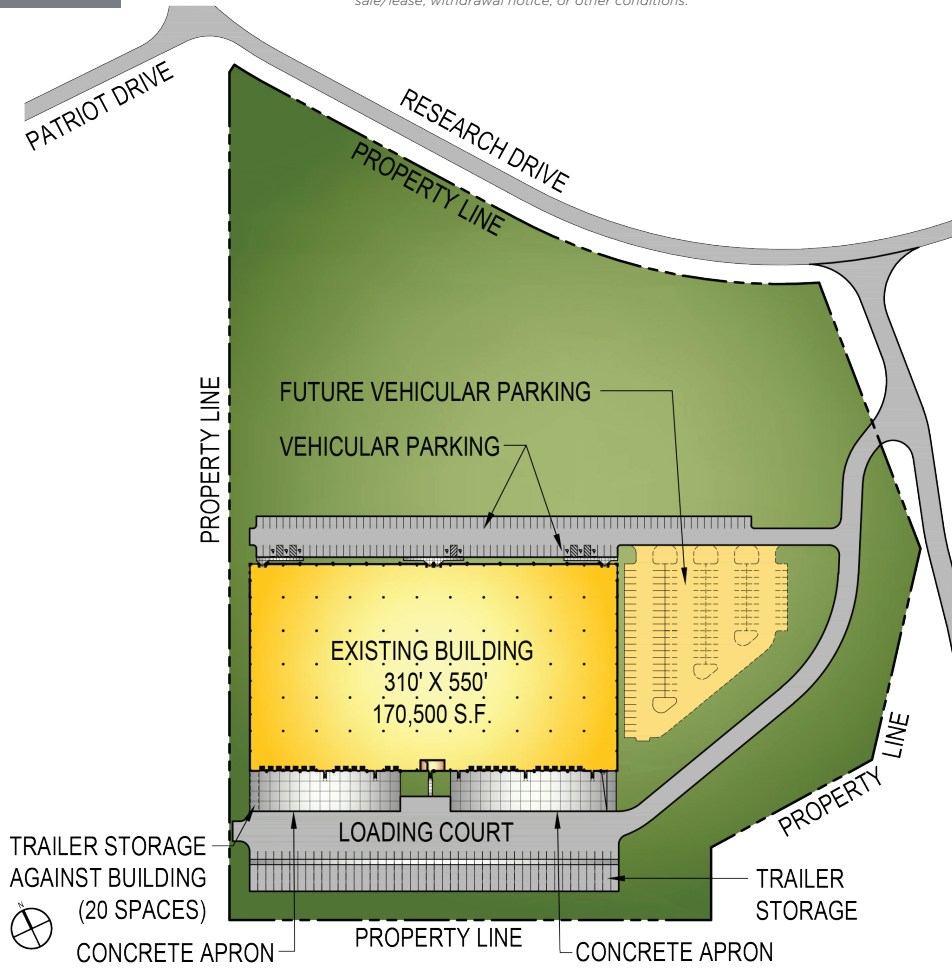
mericle.com  **570.823.1100**



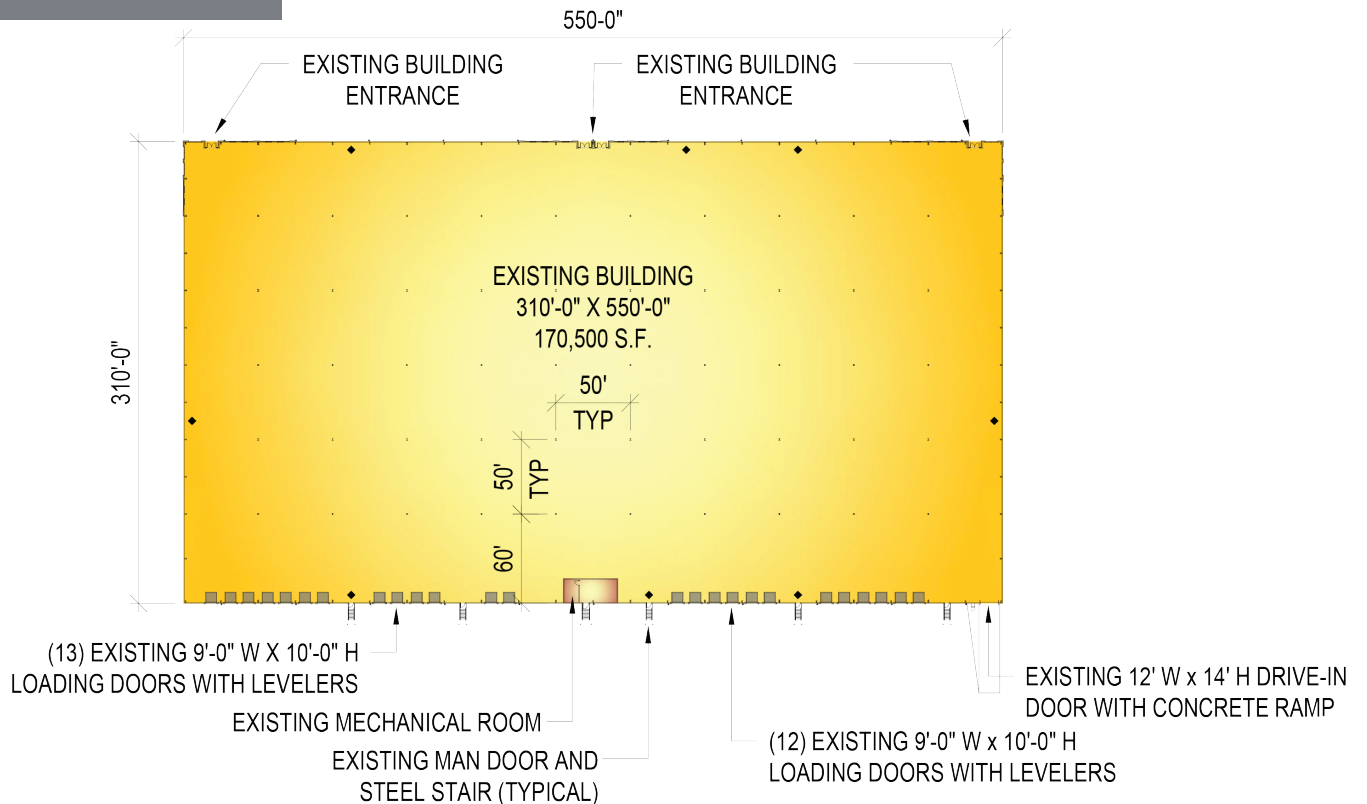
PLANS

SITE PLAN

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.



FLOOR PLAN



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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 170,500 SF
- ▶ **ACREAGE:** 22.67 acres
- ▶ **BUILDING DIMENSIONS:** 310'-0" (width) x 550'-0" (length)
- ▶ Tenant space availability ranges from approximately 38,554 SF to 170,500 SF.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 39'-6".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** Twenty-five (25) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future/potential dock door is available.

- ▶ **DRIVE-IN DOORS:** One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL:** Power available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **UTILITIES:** All utilities shall be separately metered

PARKING

- ▶ On-site parking for approximately (123) vehicles with future parking for up to (126) vehicles.
- ▶ On-site trailer storage for approximately (46) trailers with 8' wide concrete dolly pad and approximately one (1) trailer against the building.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 170,500 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.

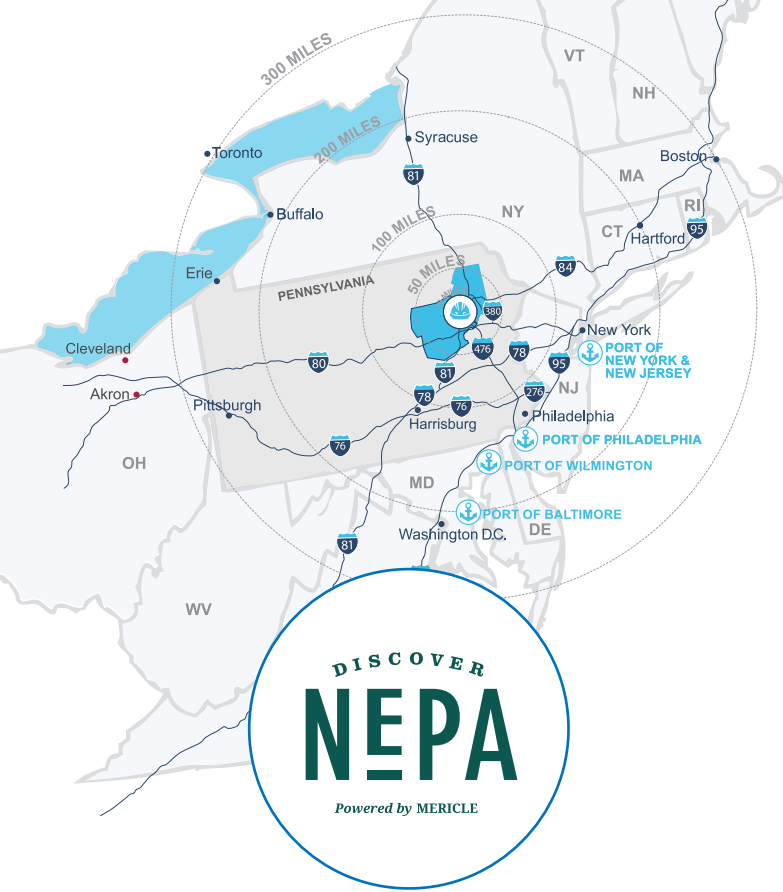
TAX SAVINGS

Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the LERTA program.

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Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search “Pittston”) for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

| PORT | MI AWAY |
|---------------------|---------|
| Philadelphia, PA | 120 |
| New York/New Jersey | 121 |
| Wilmington, DE | 132 |
| Baltimore, MD | 191 |



TRAVEL DISTANCES

| CITY | MI AWAY |
|------------------------|---------|
| Delaware Water Gap, PA | 57 |
| Allentown, PA | 67 |
| Morristown, NJ | 96 |
| Philadelphia, PA | 113 |
| Harrisburg, PA | 116 |
| Port of Newark, NJ | 126 |
| New York, NY | 128 |
| Syracuse, NY | 152 |
| Baltimore, MD | 194 |
| Hartford, CT | 198 |
| Washington DC | 237 |
| Pittsburgh, PA | 290 |
| Boston, MA | 301 |



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Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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